

MOTION

The City of Los Angeles has increased its affordable housing supply in recent years, the majority of which has been produced through incentive-based programs like the State Density Bonus and Transit Oriented Communities Incentive programs. Yet, residents of Los Angeles who qualify for affordable housing do not currently have a comprehensive and straightforward means of finding and applying for this housing.

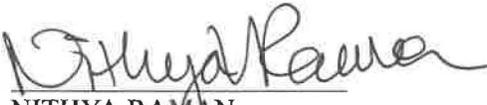
On September 5, 2016, the City entered into a settlement agreement with the Independent Living Center of Southern California and other plaintiffs to bring the City into compliance with accessibility requirements for affordable housing. As a result of the settlement, the City created the Accessible Housing Program (AcHP) to ensure that people with disabilities have an equal opportunity to rent, use, and enjoy affordable housing that has received financial or other assistance from the City of Los Angeles (City) or the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The Los Angeles Housing Department also launched its Affordable and Accessible Housing Registry (Registry) in large part due to this settlement.

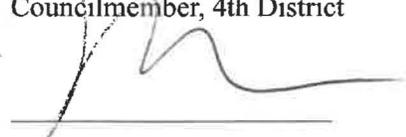
The AcHP and the Registry only deal with a limited number of housing developments in the City; their coverage area includes any multifamily rental housing in the LAHD portfolio that contains five or more units and received financial, design, construction, or other assistance from City-administered programs in the last few decades. The AcHP does not cover single family homes or any other form of ownership housing, apartment developments built without City or CRA/LA assistance, or housing owned and operated by the Housing Authority of the City of Los Angeles. The AcHP and Registry also does not cover privately-financed affordable units created through incentive-based programs. While LAHD prepares and records Affordable Housing Land Use Covenants for all types of qualifying affordable units created through these incentive-based programs, they do not exist in a searchable online database similar to AcHP units.

Though the Registry has been a critical resource for connecting people with information about available affordable and accessible housing, its public-facing database is considerably less user-friendly than comparable programs in other cities. The City of San Francisco's Mayor's Office of Housing and Community Development recently partnered with Exygy, a digital innovation studio, to launch the Database of Affordable Housing Listings, Information, and Applications (DAHLIA). DAHLIA is a one-stop shop that allows people to browse and apply for all available affordable housing in a standardized, accessible, and transparent way. Before DAHLIA, there was no single central source of affordable housing listings and application information. The DAHLIA portal now allows applicants to arrive at an easy-to-navigate webpage to promptly see a comprehensive list of available units with instructions on how to apply.

With a much larger stock of affordable units than San Francisco, the City of Los Angeles should also have a centralized, comprehensive multilingual system to make it easier for local residents to find and apply for available affordable housing, both publicly subsidized and privately financed, within our municipal boundaries.

I THEREFORE MOVE that the City Council instruct the Los Angeles Housing Department, with support from any other relevant departments, to report back within 45 days with recommendations and a proposed implementation timeline for creating a comprehensive, multilingual online system that would allow potential applicants to search for all available affordable housing in the City of Los Angeles and facilitate and simplify the ability of applicants to apply to such properties based on their needs, preferences, and qualifications. The system should include all covenanted affordable units, including privately financed units created through incentive-based programs. The report recommendations should include funding, personnel, contracts, and any other resources needed to accomplish this work.

PRESENTED BY: 
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SECONDED BY: 

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